

# City of Detroit

## CITY COUNCIL



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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### ***REVISED***

### ***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#***

### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

COUNCIL MEMBER JAMES TATE, CHAIRPERSON  
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON  
COUNCIL MEMBER GABE LELAND, MEMBER  
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks  
Assistant City Council Committee Clerk

**THURSDAY, OCTOBER 1, 2020**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. PUBLIC HEARING – RE: Request to Approve a Commercial Rehabilitation Certificate on behalf of D-TOWN DEVELOPMENT, LLC, in the area of 3032 & 3040 E. Grand Blvd., Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #1319) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
- E. 11:20 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-245 to establish the Blue Bird Inn Historic District, and to define the elements of design for the district. (Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

- F. **11:35 A.M. PUBLIC HEARING – RE:** Request to Approve an Obsolete Property Rehabilitation Exemption Certificate on behalf of Method MJ, LLC in the area of 2863 and 2857 E. Grand Blvd., Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #321) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
- G. **11:50 A.M. PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of Peterboro Investments, LLC in the area of 444 and 458 Peterboro, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1236) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**

### **UNFINISHED BUSINESS**

1. Status of **Historic District Advisory Board** submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-201 to establish the Detroit City/Coleman A. Young International Airport Historic District and to define the elements of design for the district. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING) (BROUGHT BACK AS DIRECTED ON 7-23-20)**
2. Status of **Legislative Policy Division** submitting reso. autho. Proposed Sale by the City of Detroit of the State Fairgrounds Property. The Legislative Policy Division (LPD) has undertaken a review of the proposed State Fairgrounds Property Project. This report to City Council provides a summary of the proposed transaction and highlights pertinent provisions of the proposed Purchase Agreement. **(BROUGHT BACK AS DIRECTED ON 9-24-20)**
3. Status of **Council Member Scott Benson** submitting memorandum relative to Community Requests for Amazon Development. **(BROUGHT BACK AS DIRECTED ON 9-24-20)**
4. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Amazon Development Follow-Up Questions. **(BROUGHT BACK AS DIRECTED ON 9-24-20)**
5. Status of **Planning and Development** submitting reso. autho. property sale of 4365 W Grand River et al to Designing Justice + Designing Spaces The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Designing Justice + Designing Spaces, a California Based Non-Profit Corporation (The “Purchaser”), to purchase certain City-owned real property at 4635 W Grand River, 4629 W Grand River, 4619 W Grand River, 2223 W Forest, 4499 14th St, 4493 14th St, 4479 14th St, and 4473 14th St (the “Property”) for the purchase price of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,00.00). **(BROUGHT BACK AS DIRECTED ON 9-24-20)**
6. Status of **Planning and Development** submitting reso. autho. property sale by Detroit Land Bank Authority – Hamilton Corridor LLC Development: Generally bounded by John C. Lodge Fwy (US 10), W. Grand St., Thompson St. and La Belle St. The City of Detroit, Planning and Development Department (“P&DD”) requests authorization for the Detroit Land Bank Authority (“DLBA”) to enter in to an option agreement to sell certain DLBA-

owned property located in the area generally bounded by John C. Lodge Fwy (US 10), W. Grand St., Thompson St. and La Belle St., (the “Property”) to Hamilton Corridor (The “Purchaser”), for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).  
**(BROUGHT BACK AS DIRECTED ON 9-24-20)**

## **NEW BUSINESS**

### **OFFICE OF THE CHIEF FINANCIAL OFFICER/OFFICE OF DEVELOPMENT AND GRANTS**

7. Submitting reso. autho. Request to Accept and Appropriate Ford Motor Company Community Benefits Pass-through Grant. The Invest Detroit Foundation has awarded the City of Detroit Housing and Revitalization Department with the Ford Motor Company Community Benefits Pass through Grant for a total of \$750,000.00. There is no match requirement for this grant. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**

### **CITY PLANNING COMMISSION**

8. Submitting reso. autho. Fourth extension of review period for Zoning Ordinance text amendment—Short Term Rentals. The City Planning Commission’s report and recommendation to approve the Zoning Ordinance text amendment relative to the repeal of the “home occupation” prohibition of short term rentals was taken up by Your Honorable Body on June 25, 2019. The original 120-day review period was scheduled to expire on October 23, 2019. On October 22, 2019, Your Honorable Body passed a resolution to extend the review period an additional 120 days until February 20, 2020. Subsequently, a second extension of the review period was approved until June 19, 2020. A further extension of the review period was approved until October 17, 2020. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**

### **DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

9. Submitting reso. autho. Setting a Public Hearing relative to the Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Former Cadillac Stamping Plant Brownfield Plan. (Northpoint Development is the project developer (the “Developer”) for the Plan. The 9501 Conner Street parcel is the site of the former Cadillac Stamping Plant that was closed in 1986 and later used by a machine shop. The factory became abandoned in 2015 and a former owner began salvaging metals from the building. The project entails the preparation of the Property for the construction of an approximately 682,000 square foot industrial multi-tenant facility. The total investment is estimated to be \$47.9 million. The Developer is requesting \$18,425,523.00 in TIF reimbursement however, only current projections estimate approximately \$17,573,740 will be captured and reimbursed to the Developer over the life of the Plan. There will be approximately 100 temporary construction jobs and it is currently estimated that there will be 450 FTE jobs.) **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**

### **HOUSING AND REVITALIZATION DEPARTMENT**

10. Submitting reso. autho. 2020-2021 Homelessness Solutions Program / ESG, ESG-CV and CDBG Funds Sub recipient Agreements on June 10, 2020, the City of Detroit (“City”),

acting through its Housing and Revitalization Department (“HRD”), issued that certain Homelessness Solutions and ESG-CV RFP 2020-2021 – Notice of Funding Availability (“ESG NOFA”). Through the ESG NOFA, HRD sought proposals from eligible organizations to subgrant Emergency Solutions Grant (“ESG”), Emergency Solutions Grant Coronavirus Aid, Relief, and Economic Security Act (“ESG-CV”) and Community Development Block Grant (“CDBG”) funds to help address the urgent needs of residents who are homeless or at imminent risk of homelessness. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**

#### **PLANNING AND DEVELOPMENT DEPARTMENT**

11. Submitting reso. autho. Property Sale of 450 Marlborough to Scott Craig. The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Scott Craig (The “Purchaser”), to purchase certain City-owned real property at 450 Marlborough (the “Property”) for the purchase price of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00). **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**

#### **MISCELLANEOUS**

12. **Council Member James Tate** submitting memorandum relative to Comprehensive Report on the Community Benefits Ordinance Process. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-1-20)**